

Pembroke Avenue, Maldon
CM9 6JS

CURTIS O'BOYLE

Sales & Lettings





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£350,000

Offered with no onward chain, this three-bedroom semi-detached house features a generous 72ft rear garden, driveway and carport providing parking for up to three cars. The accommodation includes a lounge, dining room, kitchen, and a first-floor bathroom. The property would benefit from modernisation, offering an excellent opportunity to update to one's own taste. Located on the popular west side of Maldon, close to Wentworth Primary School and a local parade of shops.

ENTRANCE HALL Obscure double glazed entrance door and sidelight, radiator, textured and coved ceiling, stairs to first floor.

LOUNGE 13' 6" x 12' (4.11m x 3.66m) Double glazed window to front aspect, radiator, textured and coved ceiling, gas fire with back boiler.

KITCHEN 9' 10" x 9' 4" (3m x 2.84m) Double glazed window to rear aspect, obscure double glazed door to side aspect, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, tiled splashbacks, washing machine, gas cooker with hood above, textured and coved ceiling.

DINING ROOM 9' 10" x 8' 3" (3m x 2.51m) Double glazed sliding patio door to rear garden, radiator, textured and coved ceiling.

FIRST FLOOR LANDING Double glazed window to side aspect, textured and coved ceiling, loft access, airing cupboard.

BEDROOM ONE 12' 8" x 9' 10" (3.86m x 3m) Double glazed window to front aspect, radiator, textured and coved ceiling, built in cupboard.

BEDROOM TWO 11' x 10' 2" (3.35m x 3.1m) Double glazed window to rear aspect, radiator, textured and coved ceiling.

BEDROOM THREE 8' 7" x 7' 11" (2.62m x 2.41m) Double glazed window to front aspect, radiator, textured ceiling

BATHROOM Obscure double glazed window to rear aspect, radiator, textured and coved ceiling, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, part tiled walls.

FRONT GARDEN Laid to lawn with flower and shrub borders, driveway and carport for three cars.

REAR GARDEN 72' x 29' (22m x 8.8m) Paved patio area, remainder laid to lawn flower and shrub borders, various trees, panelled fencing, timber shed, gated side access.

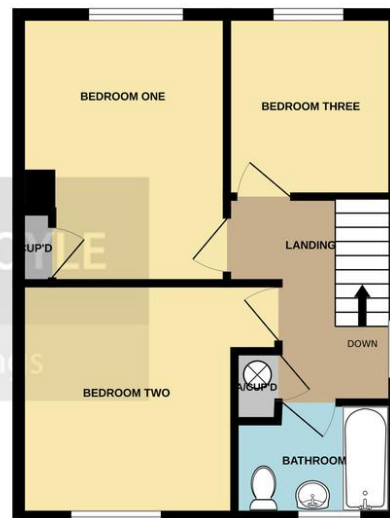


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AWATING EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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